

## **i. EXECUTIVE SUMMARY**

Enfield first published a Plan of Development in 1965. That plan was updated in 1979 and again in 1987. The 1998 Plan of Conservation and Development brings the Plan up to date. Changed legislation, changed physical and demographic characteristics and changed community priorities since the 1987 revision were considered in the update process.

There are consistent themes that have characterized the Town Plan since the original was adopted. These themes have included neighborhood conservation and revitalization of older neighborhoods; a controlled pace of development and lower residential densities; adequate provision for commercial and industrial development in appropriate locations; protection of key natural resources such as the Connecticut River, the Scantic River other streams and open spaces and most recently farmland; modern and sufficient public facilities and services to meet the needs of the Enfield Community.

The most notable change since the 1987 Plan update is the additional acreage within Enfield that has been developed for urban use. As of the 1987 update, it was estimated that about 50% of the Town area had been developed. Land use studies completed for the 1998 update indicate that developed lands comprise 68% of the Town. If the pace of development of the past ten years continues, Enfield will be fully built-out in about 14 years.

At the outset of the planning update process, community opinion was solicited through a combination of opinion polls and neighborhood meetings. Residents responded with generally strong satisfaction as to local police, fire, library, EMS and trash collection services. There was modest satisfaction with the school system, mixed opinions on parks and on roads. General government was the single area which obtained a response of general dissatisfaction.

The planning and development concerns expressed in the polls and the meetings echoed many of the same concerns expressed in 1987: Protect the established neighborhoods from commercial development and traffic intrusions; reduce traffic congestion on the street system; enhance environmental protection and expand trails, riverfront recreation, playgrounds and picnic areas. The continuing development of the community and the conversion of farms and fields to new homes, stores and factories has elevated the need for open space conservation to a new higher level of priority within the community.

In this proposed Plan of Conservation and Development the general goals and objectives in earlier plans are reaffirmed and the general land use and roadway recommendations of those plans are reiterated. The Plan includes more detailed recommendations for particular activities than in previous plans and an implementation section identifies the lead agency for each detailed recommendation and prioritizes the time schedule as short-term, mid-term or long-term.

The general land use plan is to limit the Town Farms area southeast of the arc of the Scantic River to lowest density development, open space preservation and farmlands. Areas between the Scantic and Connecticut Rivers will be allowed to develop at suburban densities for the most part and include a mix of residential, commercial and industrial uses. Within this larger area commercial development will be contained close to the existing mall area with two major industrial areas, one

south of the mall area along the east side of I-91 and one in the northeast corner of Town generally along the Moody Road corridor. Amongst these principal economic development areas it is recommended that expansion opportunities close to I-91 be given first priority in order to reduce traffic volume and congestion associated with cross-town movement to the Moody Road vicinity. Three historic neighborhoods, Thompsonville, Hazardville and Enfield Street are given detailed attention with proposals for continued historic preservation and revitalization activities.

A greater emphasis is placed on recreation and open space in the 1999 Plan of Conservation and Development than in prior plans. An extensive greenbelt is shown along the Scantic River and open space acquisitions are also proposed along the Connecticut River. Agricultural land preservation is also included in the updated plan as well as the continued application of Public Act 490 use assessments to retain large parcels as open space, forest and farmland.

A key roadway recommendation that is contributory to both the transportation and economic development objectives of the Plan is the Moody Road Extension. In addition to such new road proposals the transportation recommendations call for road improvements to existing streets, sidewalk installation in certain neighborhoods, access management along high volume commercial streets, pedestrian preferences in historic areas and creation of a bike/pedestrian loop around the perimeter of the Town with links to key activity centers.

The location and capacity of most community facilities were observed to be adequate, but on-going capital improvement and maintenance is required to assure they remain of high quality and sufficient to the service needs of Enfield. Stormwater management is identified as a problem area. Several detailed studies have been completed along individual watercourses and the updated plan recommends implementation of capital improvements combined with land use management to reduce flood hazard.

This updated plan provides a wealth of current community data and numerous maps of existing conditions and recommended proposals. This information has been integrated into a geographic information system, so that the technology for planning in Enfield has been updated with this plan as well as the database, community input, and plan recommendations.

In the document which follows, Chapter 1 presents an introduction to the planning process. Chapter 2 revisits long standing community goals and updates them in consideration of the findings in Chapters 4 and 5. Chapter 3 presents a table of recommendations in the format of a "To Do" list for Enfield. Chapter 4 and 5 update existing conditions including community attitudes.

The body of the 1999 Plan of Conservation and Development is presented in Chapters 6 - 10 with individual attention given to land use, transportation, recreation and open space, community facilities and neighborhood conservation. Finally, Chapter 11 evaluates the proposed update as to consistency with the State of Connecticut Conservation and Development Policies Plan.